

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D11-1691**

FROM: S. NAYLOR, M.E.S., M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES

NOTED: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT
R. Forward

C. LADD, CHIEF ADMINISTRATIVE OFFICER
C. Ladd

RE: SIMCOE COUNTY DISTRICT SCHOOL BOARD
SOUTH BARRIE SECONDARY SCHOOL – 225 PRINCE WILLIAM WAY
SITE PLAN – SECOND SUBMISSION

DATE: MAY 16, 2016

On April 8, 2016, Planning Services received a revised site plan from the Simcoe County District School Board. The plan was similar to the one which had previously been considered by Council, with some exceptions including the addition of several gathering areas and double pathway along Prince William Way, as well as the inclusion of fencing along a portion of the Mapleview Drive East frontage and extending between the two playing fields.

As Council is aware, there have been a number of meetings between City staff and representatives of the Simcoe County District School Board over the course of the last 8 months. These meetings were held in an effort to reach a resolution concerning the design of the proposed South Barrie Secondary School. Before and during the holding of these meetings, City staff remained consistent in the opinion that the proposed site plan was not in conformity to City policy in respect to the location of the school on the property.

In September/October 2015, several meetings were held and a number of options were discussed in an attempt to address the design issues relative to street frontages. On October 15, 2015, the Board suggested an option which would see a building massed at the intersection of Mapleview Drive East and Prince William Way which could be used in conjunction with the secondary school, for example an Education or Learning Centre. This option, referred to as the "hybrid" option, was included in staff's October 26, 2015 Memorandum to Council. City staff were advised following discussions in early January, 2016 that the School Board had retained an Urban Designer and were going to submit a revised site plan which would include a building located at the intersection.

On April 8, 2016, the Simcoe County District School Board submitted the revised (second) site plan submission for their proposed secondary school site at 225 Prince William Way (south-east quadrant of Mapleview Drive/Prince William Way intersection). This submission did not include any form of proposed development located at the intersection, rather it introduced a series of open space gathering areas along Prince William Way between the intersection and school building located at the southerly end of the property. The School Board believed this would address the issues related to the street frontage design policies. Planning staff undertook processing of this plan with the intent to schedule their report for the General Committee Meeting on May 16, 2016.

At the request of the School Board, through their Planning Consultant, representatives of the School Board and the City of Barrie met on April 27, 2016 in an attempt to resolve the continued concerns with the proposed site plan. As a result of that meeting, the City anticipated that a revised proposal would be received which would include a "future development site" at the corner of Mapleview Drive East and Prince William Way. It was also anticipated that a Letter of Understanding would be received to outline the process to determine the appropriate use of a future building and steps for future development of the site.

The School Board met to discuss the revised proposal on Wednesday, May 4, 2016, and again on Wednesday, May 11, 2016. As a result of those meetings, the Board provided the City with a proposed revised plan showing a "potential phase 2 development parcel", together with a revised Letter of Understanding that among other provisions, set out that "The City acknowledges that there may be no development on the Corner Parcel, and no further site plan application from the School Board for the school site." Staff's interpretation of this clause is that while a phase 2 development parcel was set out on the plan, the Simcoe County District School Board wanted to ensure there was an understanding that no development may ever occur on the site.

This submission was received on May 12, 2016. As this information was received after the agenda was set for May 16, 2016 meeting of General Committee, it was not possible to have a staff report included on the agenda. It is anticipated that the Planning Report on this matter will be presented to General Committee at its meeting of June 6, 2016.

A more fulsome chronology of events is attached to this Memorandum.



S. Naylor, M.C.I.P., R.P.P.
Director of Planning Services

ATTACHMENT "A"

**Meeting Chronology
Site Plan Application: D11-1691
Simcoe County District School Board (SCDSB) South Barrie Secondary School**

October 2, 2014 – Notice of Application for Approval to Expropriate Land published in Barrie Examiner.

October 15, 2014 – E. Hodgins attended a meeting at the School Board with SCDSB staff and ZAS Architects representatives.

October 21, 2014 – E. Hodgins received the Site Plan & Section drawing (ZAS) dated October 17, 2014 from Aaron Dales (Project Coordinator, SCDSB) which showed the school located at the south end of the property and not at the intersection.

October 22, 2014 – E. Hodgins and S. Patterson attended a meeting at the School Board with SCDSB staff and ZAS Architects and Counterpoint Engineering representatives where it was indicated that the proposed location of the school was contrary to the policy contained within the Hewitt's Secondary Plan which require buildings to be located along the street frontage.

January 14, 2015 – E. Hodgins attended a meeting at the School Board with SCDSB staff (J. Dance and A. Keuken). It was at that meeting that Eric received the elevation drawings.

January 15, 2015 – Concept Plan of the proposed school was forwarded to Planning Services from E. Hodgins for review and comment. R. Windle and C. McLaren reviewed the plan and provided comments to Eric that same day. Comments related to the reorientation of the building toward the intersection of Prince William Way, thereby framing the abutting streets; consideration of separate bus and vehicular access; emphasis on building design and materials given the visual prominence of the site; location of future portables to be restricted from any yard abutting a street; consideration of boundary tree preservation; provision of pedestrian access/connection to and throughout the site; etc.

February 6, 2015 – Hearing of Necessity for the land expropriation held.

March 2, 2015 – Plan of Expropriation SC1195803 registered in Land Titles. Upon registration of the plan of expropriation, ownership of the lands vests in the SCDSB.

March 2, 2015 – Pre-Consultation Application received.

March 26, 2015 – Pre-Consultation Meeting held. Written and verbal comments were provided from all departments. Planning Services requested that an Urban Design Brief be submitted to justify the location of the building since, as proposed, it was contrary to the City policy.

May 22, 2015 – Draft Urban Design Report received from School Board via e-mail.

May 29, 2015 – Hard copies of Draft Urban Design Report received.

June 10, 2015 – S. Naylor & C. McLaren met with School Board and their Architects to discuss the Urban Design Report and advise that Planning Services still had concerns with the location of the proposed school building on site.

June 19, 2015 (4:30pm) – Formal Site Plan Application received.

June 23, 2015 – Infrastructure, Investment and Development Services Committee (IIDSC) Meeting - A presentation was made by SCDSB representatives and the resolution of this meeting (15-G-167) was that a subsequent meeting be scheduled as soon as possible with the applicant, representatives of the Hewitt's Creek Landowners Group and City staff in order to develop a mutually acceptable location and design of the new South Barrie Secondary School.

June 30, 2015 – Meeting at MaLaren with City staff, School Board and Hewitt's Landowners representatives. Still unable to reach a satisfactory resolution with respect to location of the school.

July 30, 2015 – Technical Site Plan Meeting. Written and verbal comments were provided advising the Board to relocate the school. While the placement of the building was still the primary issue of concern for Planning staff, a number of other technical site plan matters from various departments were discussed with the applicant at this meeting.

September 14, 2015 – Site Plan Application D11-1691, through Staff Report PLN023-15, was brought forward for General Committee's consideration. Planning staff recommended that the application be refused as the proposed location of the school was not in conformity with the applicable policies and guidelines, which require that the school be placed at the intersection of Mapleview Drive East and Prince William Way. General Committee adopted staff's recommendation on September 14, 2015.

September 21, 2015 - Council Motion 15-G-187 approved the SCDSB's request to defer consideration of the refusal recommendation until October 5, 2015 to allow discussions between the City and School Board to occur, and directed staff to prepare a detailed memorandum summarizing the discussions for the October 5, 2015 Council meeting.

September 25, 2015 - City Planning staff met with representatives from the Simcoe County District School Board at the new Orillia Secondary School Site where School Board representatives provided a tour of the new facility to demonstrate that the proposed South Barrie Secondary School was designed with similar design considerations in mind. School Board representatives provided City staff with a package summarizing the design evolution of the South Barrie Secondary School as well as concept plan depicting the school building relocated toward the northern limits of the site.

September 28, 2015 – City staff received a breakdown of the cost premiums related to site preparation and building structure associated with moving the building to the north. The submitted cost premiums were noted by the School Board as being in the order of \$1.5 million for site preparation work, but did not include stormwater retention, the retaining wall structure required to accommodate the future portables or any additional soft costs associated with architectural redesign of the building.

September 29, 2015 - Representatives from both the School Board and City staff met at The Creative Space. The topics of discussion included the design evolution package, the revised concept plan showing the school at the north end of the property, and high level cost premiums information.

September 30, 2015 – City and SCDSB staff met again at the Barrie Public Library. City staff presented the School Board with an option whereby the City could assist with the capital costs for a joint-use library within the proposed school to help offset the costs associated with relocating the school on the subject lands. City staff also identified that the City could consider entering into a joint use agreement for the playing fields to help with the maintenance costs. The representatives of the School Board advised that student safety was their biggest issue with having a building located in proximity to the intersection. The School Board then suggested an option of massing another building toward the intersection and/or severing a portion of land at the intersection or along the Mapleview Drive frontage. This option would maintain the current proposed location of the school and provide the City with an opportunity to have a prominent building located at the intersection that would in their opinion, be consistent with the City's vision for this intersection. City staff agreed to consider this alternative upon receipt of a concept plan illustrating same prior to the next scheduled meeting.

October 5, 2015 - Staff provided a Memo to Council advising that representatives from the School Board and City staff had met on three occasions to discuss the placement of the proposed school building on site and while the talks had been productive, both parties agreed that there would be benefit to continuing these discussions. As a result, Planning staff advised that they would provide Council with the detailed Memorandum for the October 26, 2015 General Committee Meeting.

October 9, 2015 – City staff met with School Board representatives at the SCDSB Education Facility whereby Board representatives provided comments on the joint-use (library) option, site severance option and the Learning Centre Concept (additional building massed toward intersection).

October 15, 2015 – City staff presented the School Board with two alternative design options for a shared library and L-shaped Learning Centre. The School Board presented a concept for the Education Centre (previously referred to as Learning Centre) which reflects a 9,500 square foot building which would be committed to be built by the Board, but with community partnership commitments could grow in size. Additional streetscape and landscape enhancements (i.e. knee walls; pergola; etc.) could also be included.

October 20, 2015 – School Board representatives provided City staff with two hybrid options of their preferred 'Education Facility' alternative. Hybrid 1 reflects a 13,500 sq.ft. Education Facility and Hybrid 2 reflects a 34,200 sq.ft. Joint Use Education Facility. The School Board concluded that in their opinion the 13,500 sq.ft. Education Facility is an acceptable solution to address the City's concerns with respect to the building massing at the intersection and would be feasible for the Board through partnerships. In order for either Hybrid option to be constructed, the completion of Prince William Way and final stormwater management solutions need to be in place. The estimated timing of implementation of the Hybrid solutions would be 2019/2020. City staff identified that the location of the school at the north end of the subject property remained to be the preferred option from staff's perspective, but were prepared to give further consideration to the larger hybrid option.

October 26, 2015 – Planning staff provided a detailed Memo to Council advising of the six meetings that had occurred between City staff and School Board representatives, and including information about the hybrid options, as well as the option including a joint use library, both of which included the concept of a building located at the intersection of Mapleview Drive East and Prince William Way. Council adopted Motion 15-A-118 which denied the Site Plan Application submitted by the SCDSB.

December 7, 2015 – Council adopted motion 15-A-144 which invited the SCDSB to enter into a mediation/arbitration process related to the Site Plan Approval for the South Barrie Secondary School in an effort to work towards finding a resolution.

December 9, 2015 – Mayor Lehman forwarded a letter to SCDSB Chairperson and Trustee, Peter Beacock, advising of the above motion.

December 11, 2015 – Letter was received from SCDSB advising that Trustees will have an opportunity to consider the motion at the Business and Facilities Standing Committee meeting on January 6, 2016.

January 6, 2016 – SCDSB Report NO. BF-I-4 was forwarded to the Business and Facilities Standing Committee. The Committee declined to accept the invitation for mediation/arbitration, but recommended that a revised site plan be submitted which would include the addition of a 'Learning Centre' building at the intersection.

January 20, 2016 – Planning staff attended the School Board Offices and met with School Board representatives to discuss the status of the site plan re-submission. School Board staff advised that they had retained The Planning Partnership to advise on urban design matters. City Staff discussed objectives for the site including a meaningful building at the corner of Mapleview and Prince William Way with sufficient height, street access, rear parking, and communicated our commitment to helping find

appropriate partnerships. The school board advised that the City would be receiving an amended site plan in February showing an educational building at the corner of Mapleview and Prince William Way.

February 22, 2016 – Rick Merrill from The Planning Partnership, and colleagues attended City Hall to meet with Planning staff. Discussions were had concerning the various scenarios put forth to-date, the City's policy environment and design objectives. Different ideas were discussed around the configuration of a building at Mapleview and Prince William Way. Rick Merrill advised that the City could expect a site plan submission within a month and that he had some ideas.

March 22, 2016 - Rick Merrill attended City Hall and met with Planning staff for a second time. He presented a draft concept with no building at the Mapleview Drive East and Prince William Way intersection, but included some landscaping installations along Prince William Way. The concept did not address other areas of City concern. Rick Merrill was specifically asked if the School Board had abandoned an educational building at the corner and City staff were advised that his opinion was that it wasn't necessary, and that there was no money to construct such a building. Rick Merrill was asked to reconsider the importance of the Mapleview Drive East and Prince William Way intersection and the installation of a significant building, or we would be no further along than we were a year ago. He advised he would confer with the SCDSB.

April 6, 2016 – SCDSB Report NO. BF-I-2 was forwarded to the Business and Facilities Standing Committee Meeting. The report reviewed the status of the site plan, and outlined how Rick Merrill came to the conclusion that a second building was not necessary in order to satisfy City policies. The report noted that Rick Merrill's review changed the SCDSB's intention to submit a site plan that included a building at the corner.

April 8, 2016 – The Planning Services Department received a second submission of the Site Plan Application from the School Board which did not include a building located at the intersection of Prince William Way and Mapleview Drive East, and included very few changes from the plan that was denied by Council in the Fall.

April 12, 2016 – The Site Plan Application (second submission) was circulated for review and comment by a number of internal City departments and external agencies.

April 27, 2016 – Representatives of the School Board and City met to seek a compromise solution to resolve the site plan issues. Mayor Lehman, Councillor McCann, Peter Beacock (SCDSB Chair, and Jennifer Cameron (SCDSB Trustee), SCDSB and City staff, and representatives of the Planning Partnership (School Board Urban Design Consultant) attended the meeting. During the meeting a "future development site" was discussed which could support a building in the magnitude of 32,000 – 40,000 square feet. It was acknowledged that this building would not be built immediately, but rather sometime in the future. The representatives discussed a process that would be undertaken to determine how the SCDSB, City and appropriate stakeholders would collaborate to ensure that the uses of a new building would support a secondary school, and support the Secondary Plan policies. These steps were to be documented in a draft Letter of Understanding ("LOU"). During the meeting all attendees confirmed that they were supportive of this approach and revised site plan. The LOU was drafted by the Planning Partnership (SCDSB consultant) and sent to the SCDSB and City on April 27, 2016 following the meeting. The LOU was reviewed and discussed by the parties over the course of the next few days and it appeared that other than resolving an issue related to timing of when the corner building would be built, the LOU was acceptable to both the School Board and City representatives.

May 12, 2016 – The City received a revised LOU from the School Board that differed significantly from the one which the City representatives had felt been agreed to by the parties. The two significant areas differing from the previous version were that: it proposed that the City acknowledge that there may be no development at the corner of the intersection; and it did not include reference to a collaborative process with the City and stakeholders.